

HAPPY VALLEY RANCH 1 HOA Fine schedule

Homeowners in Happy Valley Ranch 1 are legally responsible to comply with the HVR1 Homeowners Association Covenants, Conditions and Restrictions (CC&Rs) and Building Guidelines. These rules were designed to protect living standards and the environment of our neighborhood and community.

The following fine schedule has been implemented by the Board of Directors to address a very small percentage of the homeowners who regularly fail to follow the Association guidelines. The schedule has two parts; the first for failure to submit plans for approval prior to commencing work that alters the external appearance of your home including, remodeling, painting, or landscaping. These fines are significant, and are imposed on the first violation to show the importance of plan approval prior to this work. Correction of improper work can be costly to the homeowner, and departure from Association standards may impact home values of your neighbors. The second part covers parking and trash can/bulk trash violations; notices will be sent and fines imposed for repeat offenses.

VIP Property Management should be contacted for any Architectural or Landscape changes in advance of work, to allow the Architectural Committee to determine whether formal plans or a written description of the work to be done are required. If the Architectural Committee determines the work is maintenance or repair to restore the original condition, typically a written description will be enough to seek approval. Otherwise plans with sufficient detail will be required to ensure the changes will meet the Association standards.

The Board of Directors will approve all fines. The homeowner must be informed of the pending agenda item and has the right to attend the board meeting and present their position. At the Board's discretion, fines other than plan submittal and landscaping violations may be excused, but re-imposed upon a 2nd same violation within 3 months.

Fines that result in a balance of \$100.00 or greater may result in the Association taking action to lien the aggrieved home to protect the integrity of the neighborhood.

Date published: March 29th, 2013 Date Effective: June 29th, 2013

HAPPY VALLEY RANCH 1 HOA Fine schedule

Architectural Violation	Fine
Failure to submit Plans for review and Board approval before beginning work. (New Build, Remodel, Painting*, or Landscaping that changes the external appearance of the home) □ *Repainting with the same color still requires submission to ensure LRV compliance)	\$500.00 per occurrence + \$10.00 each day delinquent □ Maximum cap of \$1000.00 per violation □ HOA in addition may seek injunctive relief and recovery of additional expenses
<u>Landscape Violations</u>	
Non-indigenous plants installed into the Natural Area [1]	1st Violation - Courtesy Notice □ 2nd Violation - \$25 + \$25 each month thereafter □ Maximum Cap of \$300
Pruning Protected Trees in the Natural Area in Violation of Architectural Guidelines available from the Property Management Company and at www.hvr1.org Contact the Architectural Committee or the Property Management Company for guidance prior to pruning.	1st violation - \$100 per tree □ Should tree die, replacement with a comparable (size or age) specimen can be required
Pruning or removing Native plants in the Natural Area (e.g., bursage, creosote, etc.) Removal of Desert Broom and trimming of overgrown Brittle Bush is encouraged.	1st violation - \$50 per occurrence Replacement required if plants die
No Landscape Plan submittal and approval prior to work	\$50 per occurrence + \$1.00 each day delinquent □ Maximum cap of \$100.00
<u>Leasing:</u>	
Failure to provide the Association with notice of tenant by a legible copy of the lease or use of the tenant form prior to start of lease	\$50 per Occurrence
<u>Parking:</u>	
Resident overnight parking on street exceeds 72 hours maximum limit. □ Including but not limited to Vehicles, Trailers, Boats	1st violation - Courtesy Notice □ 2nd violation and thereafter - \$25
Trailers, boats, RVs in driveways exceeds 72 hours	1st violation - Courtesy Notice □ 2nd violation and thereafter - \$25
<u>Trashcans and Bulk Trash:</u>	
Garbage or recycle cans out prior to the day before and left out past the day after pick up. Notify Property Management of unusual or extenuating circumstances. (City regulations specify 5pm the day before and 11pm the day of pickup)	1st violation - Courtesy Notice □ 2nd violation and thereafter - \$25
Failure to store garbage cans/recycle cans within an enclosed area and out of sight from the street and neighbors	1st violation - Courtesy Notice □ 2nd violation and thereafter - \$25
Bulk Trash (boxes, landscape debris and any material) may not be put out sooner than nine days before the pick-up announced by City of Scottsdale.	1st violation - Courtesy Notice □ 2nd violation and thereafter - \$25